

SALE 2 Description

.41 Acres and Building located at 187 Thrush Road in Acton, Maine Map 29 Lot 012. The following description of the property is recorded in Deed Book 7826, Page 83 at the York County Registry of Deeds in the State of Maine.

A certain lot or parcel of land situated on the southwesterly shore of Square Pond, in the Town of Acton, County of York and State of Maine, more particularly bounded and described as follows, viz: Beginning at the iron pipe set in concrete 20 feet, more or less, westerly of the southeasterly corner of the land conveyed to Harold H. Wadsworth and Mabel E. Wadsworth by deed dated July 2, 1958 and recorded in the York County Registry of Deeds, Book 1376, Page 528, now the property of Christine Armstrong, and running thence in a general northeasterly direction a distance of 90 feet, more or less, to another pipe set in concrete and thence following the same course a distance of 30 feet, more or less, to the low water mark of said Square Pond; thence northwesterly following the low water mark of said Square Pond a distance of 75 feet, more or less, to a point in line with the southeasterly boundary of the land conveyed to Louis R. Gardner and Louise M. Gardner by Deed of A. Joseph LaPorte; thence southwesterly by said Gardner land a distance of 65 feet to a camp road and another iron pipe set in concrete; thence southeasterly by said camp road a distance of 90 feet, more or less, to the point of beginning. Together with a right-of-way over said camp road to and from the public highway. The warranty covenants herein contained are limited to that portion of the conveyed premises which lie southwesterly of the old high water mark of said Square Pond. Also another certain lot or parcel of land together with the trailer and any other structures thereon situated in Acton, in the county of York and State of Maine, on the southerly shore of Square Pond, bounded and described as follows: Beginning at an iron hub set in concrete at the high water mark of said Square Pond at the northeasterly corner of the land herein conveyed at a point 280 feet, more or less, westerly from the northeasterly corner of the parcel of land conveyed to Joseph A. LaPorte by Goodall Brothers by its Deed dated December 29, 1922 and recorded in the York County Registry of Deeds, Book 714, Page 186, and thence running westerly by said high water mark 90 feet to an iron hub set in concrete; thence running southerly by land now or formerly occupied by Louis R. Gardner, et al, a distance of 62 feet, more or less, to an iron hub set in concrete on the northerly side of a right-of-way leading to this parcel of land and to land now or formerly of Antoine Joseph LaPorte, et al, and at a point 21 feet northerly from the southerly boundary line of said LaPorte, 110 feet to an iron hub set in concrete; and thence running northerly by said LaPorte land a distance of 66 feet, more or less, to said iron hub set in concrete at the point of beginning. Together with a right-of-way to the above grantees, their heirs and assigns, from the existing camp roads to said described land. Said right-of-way to be over a strip of land 15 feet in width along the southerly boundary line of the land of Laporte, et al, but not contiguous therewith, and said 15 foot right-of-way to run parallel to and at all points to be 6 feet northerly of said southerly boundary line of land of said LaPorte, et al. The said grantees are hereby granted the right and privileges to cut brush and to construct a suitable camp road over said right-of-way strip from the existing camp road to said above described land. Together also with an exclusive right-of-way to the grantees, their heirs and assigns, over the land lying between the lot above described and the waters of Square Pond, between the two sidelines of the lot herein conveyed extended in straight lines in the same identical course as the sideline in each case to the pond, insofar as the grantors have the right to grant such right-of-way, but with the accompanying restriction that the grantees, their heirs and assigns, will not erect any buildings or other structures upon the land subject to said right-of-way, nor use the same for vehicles, but with the understanding that the grantees, their heirs and assigns shall have the right whenever necessary, to use such right-of-way for the purpose of carrying or transporting by vehicle boats and related equipment or things between the land herein conveyed and the waters of said lake. The right-of-way area is subject to the right reserved by Antoine Joseph LaPorte, et al, their heirs and assigns, to build a roadway not more than 16 feet in width for travel by automobile and other vehicles in a general east-west and west-east direction over the area of this right-of-way of access to and from any other land now of the said Antoine Joseph LaPorte, et al, in the general vicinity of said right-of-way. The said Antoine Joseph LaPorte, et al, have agreed for themselves,